



City of Danville, Virginia

427 PATTON Street, , Room 304
Danville, VA 24541

PO Box 3300
Danville, VA 24543

J. Gary Via, CPPO
Director of Purchasing
e-mail: viajg@danvilleva.gov

Website : www.danville-va.gov
Phone (434) 799-6528
Fax (434) 799-5102
e-mail: purchasing@danvilleva.gov

Request for Proposals RFP 14/15-101 "Property Development"

The City of Danville is requesting proposals for the development of two (2) properties.

Sealed bids will be accepted until 5:00 P. M., March 31, 2015 in the Purchasing Office, 427 Patton Street, Room 304, Danville, VA 24541

Please submit four (4) copies of your proposals to: J. Gary Via, Director of Purchasing at the address above.

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Summary

The City of Danville, the "City", is requesting proposals for the development of two (2) projects - W. Townes Lea School, and Glenwood School. Prospective bidders may submit proposals for one or both tracts.

Structures are offered by the City in "as is condition". The City makes no warrants, representatives, or assurances about any aspect or condition of the structure or property. Parties responding must perform their own due diligence to ascertain property condition.

W. Townes Lea

The City is requesting proposals for the reuse and development of the buildings and all or part of the land located at 439 Cedarbrook Drive, known as the W. Townes Lea School. The land available is about 10.3 acres.

The W. Townes Lea School is a central part of a proud neighborhood. The school served the community for many years as a location for education and community pride. The building for consideration was built in 1962. The expectation is for this building to be reused and remain part of a vibrant community. This project can serve as a source of inspiration and motivation for creative and adaptive reuse and lead the surrounding community into a new era.

Neighborhood Description

The neighborhood consists mostly of single-family dwellings.

Property Data

Address: 439 Cedarbrook Avenue
Area: 10.3 Acres
Zoning: TO-C
Building Area: 37,701 Square Feet

Glenwood School

The City is requesting proposals for the reuse and development of buildings and land, known as the Glenwood School. The land available is about 6.3 acres.

Glenwood School was built in 1948 and is located on Halifax Road near the US 29 bypass and US 58. This building served the community for many years as a location for education and community pride. The hope is for this building to be reused and remain a part of a vibrant community. The adjacent property, which contains Glenwood Recreation, is owned by the City of Danville. The two properties will share a driveway access. In addition, there is mechanical equipment that served Glenwood School located on the Glenwood Recreation property. This equipment, which was part of the heating and air conditioning system, is no longer functional. This project can serve as a source of inspiration and motivation for creative and adaptive reuse and lead the surrounding community into a new era.

Neighborhood Description

Property is located on Halifax Road and is adjacent to the Glenwood Recreation Center, which will be retained by the City. The property is adjacent to single family residential with other zoning classifications nearby.

Property Data

Address: 1540 Halifax Road
Area: 6.3 Acres
Zoning: TO-C

Building Area: 28,000 Square Feet

Proposal Requirements

- A. Description of the respondent
 - a. Name, address, telephone, e-mail, and fax number of proposed developer and other team members participating as the Offeror.
- B. Narrative of the proposal
 - a. Brief description of the project and proposed reuse of existing buildings and/or improvements to the property including concept and specific program elements, targeted tenants, and how the project will enhance the community.
- C. Description of the proposal
 - a. Describe the proposed uses(s) for the building(s) and land including; identify properties, description of spaces, sketches and conceptual drawings of elevations and floor plans, square footage, zoning amendments required, target users/market, community impact, and historical preservation.
- D. Qualifications and experience
 - a. Include description of current projects, completed projects; proven ability to complete projects on time, description of each partners roles and experience, and any references.
- E. Finances
 - a. Provide information on the proposed financing including sources, public or private, for construction and permanent financing. Also include a budget and preliminary cost estimate for construction. Include any experience with tax credit financing. Finally, provide evidence of the team's financial capacity to complete the project.
- F. Development schedule
- G. Purchase price or lease terms
- H. Other

Selection Criteria

Proposals will be evaluated by staff and recommended to City Council for final approval. In its sole and absolute discretion, the City may then select one of the offers. The City reserves the right to reject any and all offers and re-advertise at a later date. The City will review submissions based on the following criteria.

Criteria

- A. Proposed Use
- B. Community Impact and Benefit
- C. Acquisition Price
- D. Finances
- E. Experience
- F. Development Schedule

Prospective bidders may submit proposals for one or both projects. Structures are offered by the City in "as is condition". The City makes no warrants, representations, or assurances about any aspect or condition of the structure or property. Parties responding must perform their own due diligence to ascertain property condition.

Timeline

- February 11: RFP available
- February 25: Informational meeting, tour, and open house for prospective bidders
9:00 a.m. – W. Townes Lea School
11:00 a.m. – Glenwood School
- March 4: Makeup date for Informational meetings, if necessary due to weather
- March 19: Open House – Public Input 5 – 7 p.m. at City Hall
- March 31: Final day to submit proposals
 - Staff reviews and forms recommendation
- April 21: Council Work Session
- May 5: Council Regular Session - Public Hearing
- April/May: Contract entered with selected bidder

Contact

Earl Reynolds, City of Danville
Community Development Director
434-799-5261

Attachments

OWNERS CERTIFICATE

[illegible]

STATE OF WISCONSINA
AT LAPORE TO WIT:
STATE OF WISCONSIN AT LAPORE HEREBY CERTIFY THAT
A NOTARY PUBLIC IN AND FOR THE
WHOSE NAME(S) IS ARE SIGNED TO THIS PLAT BEGINNING DATE OF
HAVE ACKNOWLEDGED THE SAME BEFORE
IN THE STATE OF WISCONSINA,
GIVEN UNDER HAND THIS _____ DAY OF _____, 20____
BY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND INTENDED FOR INFORMATIONAL PURPOSES ONLY.

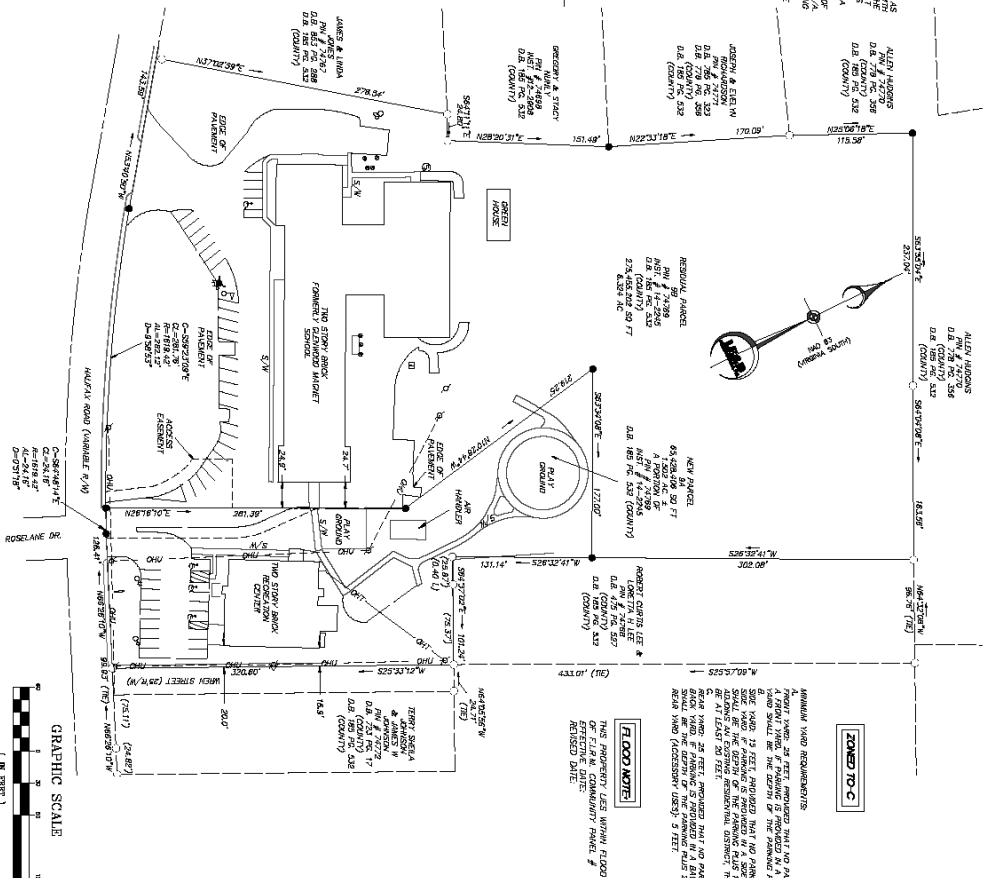
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

CITY ENGINEER'S CERTIFICATE

CITY ENGINEER	
DATE	
DATE	
WORKING ADMINISTRATION	

ZONING ADMINISTRATION

2	23
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ZONED TO-C

- A. MINIMUM YARD REQUIREMENTS:
 1. FRONT YARD: 25 FEET, PROVIDED THAT A FRONT YARD, IF PARKING IS PROVIDED FOR THE FRONT YARD, SHALL BE THE DEPTH OF THE PARKING AREA.
 2. SIDE YARD: 15 FEET, PROVIDED THAT NO SIDE YARD, IF PARKING IS PROVIDED IN A SIDE YARD, SHALL BE THE DEPTH OF THE PARKING AREA.
 3. REAR YARD: AN EXISTING RESIDENTIAL DISTRICT SHALL BE AT LEAST 20 FEET.
- B. REAR YARD: 25 FEET, PROVIDED THAT NO REAR YARD, IF PARKING IS PROVIDED IN A REAR YARD, SHALL BE THE DEPTH OF THE PARKING AREA.
- C. REAR YARD (ACCESSORY USE): 5 FEET.

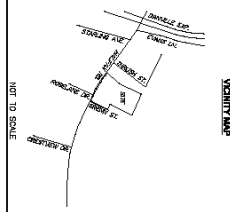
FL. DOG NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE AS SHOWN
OF F.L.R.M. COMMUNITY PANEL #
EFFECTIVE DATE:
REVISED DATE:

LEGEND

QEP-EXISTING FROM
 ● OLD-NEW IRON PM/PAV. NUT
 ○ C.F.-COMPLETED POINT
 ⊖ EX R/W DSK
 R/W-RIGHT OF WAY
 ONE-DIRECTION ELECTRIC
 PAV. TAX PARCEL ID. NO.
 SOWN

- 1 GAS STORAGE VALVE
- 2 FUEL METER
- 3 FUEL PUMP
- 4 FUEL PIPES
- 5 IGNITION SWITCH
- 6 IGNITION COIL
- 7 SPARK PLUG
- 8 STEERING DRIVE SHAFT
- 9 STEERING DRIVE SHAFT STRUCTURAL PINS
- 10 AIR CONDITIONER UNIT
- 11 FUEL
- 12 UNDERBODY TELEPHONE LINE
- 13 WATER LINE
- 14 UNDERBODY ELECTRIC LINE
- 15 GAS UNDERBODY ELECTRIC LINE
- 16 WATER LINE
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**PLAT OF
SUBDIVISION
FOR
DANVILLE PARKS
AND RECREATION
1640 HALEY RD.
DANVILLE, VA.**

LEAD
PROFESSIONALS, P.C.
RIVER RUN EXECUTIVE OFFICES, SUITE B
110 DOW HALL STREET - DANVILLE, VIRGINIA 24041
PHONE NO. (434) 792-3640 - FAX NO. (434) 792-3685
MC IDENTITY # C2527
VA LICENSE # 0044-001401

Project No. CD-GIS-4530067-PLAT

